



# CITY of BEVERLY PLANNING BOARD

*191 Cabot Street  
Beverly, Massachusetts 01915  
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## *Mayor*

*Michael P. Cahill  
Planning Director  
Aaron Clausen  
Chairperson  
Ellen Hutchinson  
Vice-Chair  
Edwin Barrett, III*

## *Members*

*Sarah Bartley  
Derek Beckwith  
William Boesch  
Alexander Craft  
Ellen Flannery  
Allison Kilcoyne  
Wayne Miller*

## REGULAR MEETING

Council Chamber, 191 Cabot Street  
Tuesday, August 20, 2019  
7:00 p.m.

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. 81 X Request - Preston Place, Lot 3 Map 75, which was originally endorsed by the Planning Board on November 7, 1988 – David O'Brien
  - b. Others, if any
- 2. Approval of Minutes: April 30, 2019; May 21, 2019; June 18, 2019; July 16, 2019 (*as available*)
- Recess for Public Hearings
- 3. Continued Public Hearing: OSRD #11-18 – Off Thaxton Road and Grover Street – Construct a new 250' long dead-end private roadway off of Thaxton Road with 3 new single-family residential lots and a 3.15-acre open space parcel – Hickory Street Realty Trust
- 4. Public Hearing: Site Plan Review #140-19, Special Permit #172-19, and Inclusionary Housing Permit #17-19 – "Depot II" a mixed commercial and residential building containing 115 residential units with associated parking and site improvements – 134-142-146 Rantoul Street and 1-9 Park Street – Depot Square Phase II, LLC
- 5. Public Hearing: Ellingwood Court Definitive Subdivision Plan – Extend roadway by sufficient length to create frontage for an existing lot – 40 Ellingwood Court – Anthony P. Baltas
- 6. Public Hearing: Site Plan Review Application #141-19 – Conversion and expansion of an existing building (containing one unit) to a residential dwelling adding three new townhouse style units, for a total of four residential units – 108 Bridge Street – Frates Realty Trust
- Reconvene Meeting

7. Public Meeting: 59 Ober Street – Court Order remanding to the Board to hold a public meeting on a prior Subdivision Approval Not Required Endorsement – 59 Ober Street LLC
8. Discussion & Action on Public Hearing Items (as necessary)
  - Discussion/Decision: OSRD #11-18 – Off Thaxton Road and Grover Street – Construct a new 250' long dead-end private roadway off of Thaxton Road with 3 new single-family residential lots and a 3.15-acre open space parcel – Hickory Street Realty Trust
  - Discussion/Decision: Ellingwood Court Definitive Subdivision Plan – Extend roadway by sufficient length to create frontage for an existing lot – 40 Ellingwood Court – Anthony P. Baltas
  - Discussion/Decision: Site Plan Review #140-19, Special Permit #172-19, and Inclusionary Housing Permit #17-19 – “Depot II” a mixed commercial and residential building containing 115 residential units with associated parking and site improvements – 134-142-146 Rantoul Street and 1-9 Park Street – Depot Square Phase II, LLC
  - Discussion/Decision: Site Plan Review Application #141-19 – Conversion and expansion of an existing building (containing one unit) to a residential dwelling adding three new townhouse style units, for a total of four residential units – 108 Bridge Street – Frates Realty Trust
9. Request for Extension of Special Permit #160-17 – 245 Cabot Street, Unit 2 – YNS Affordable Housing, Inc.
10. Set Public Hearing: Site Plan Review Application #142-19 – Construct a Police Station on a 2.01 acre parcel which currently serves as an overflow parking lot for the Cummings Center – 175 Elliot Street – City of Beverly
11. Set Public Hearing: Site Plan Review #143-19 and Special Permit #173-19 – Construct a 3-story restaurant containing ground floor amenities including restrooms, a snack bar, and small commercial space for water-related retail or recreational use on land owned by the City of Beverly – 1 Water Street – Beverly Restaurant Associates, LLC c/o Glovsky & Glovsky, LLC
12. Set Public Hearing: Request for Waiver of Frontage and Definitive Subdivision Plan Approval – 16 Harwood Street – Marius Bego
13. New/Other Business
  - a. Communication to the Board: Chapter 91 Waterways License Application – 76 Paine Avenue – Richard J. Kelly Trust, c/o Atlantic Environmental, LLC
  - b. Beverly Master Plan Update
  - c. Other business not known at the time of the posting of this agenda.
14. Adjournment

*The listing of the foregoing matters are those reasonably anticipated by the Chair up to 48 hours prior to the scheduled meeting time. It is possible that not all items listed on the agenda will be discussed or reached. Matters may be discussed that are submitted or arise with 48 hours of the scheduled meeting if they were not reasonably anticipated by the Chair.*